

6/1/2023

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**Client Name**

**City of Aurora – Planning Division**

303-739-7121

Dosoba@auroragov.org

15151 E. Alameda Parkway, St. 2300

Aurora, Colorado 80012

Dear Mr. Osoba,

We have reviewed 1<sup>st</sup> Technical Submission Review – Kingston Place Duplexes Site Plan Amendment 's comments for the Application No. DA-1387-04 and Case No. 2004-4008-01. Below you will find our responses to the comments.

Also enclosed with this letter is the revised Site Plan Amendment plans for your records and to be returned to Calibre.

If you need any additional materials or have any questions with regards to the provided information, please feel free to contact me at the contact information provided above.

Sincerely,

**CALIBRE ENGINEERING, INC.**

**Project Manager**

Listed below are responses to the comments dated 5/22/2023.

**Section Title:**

# Kingston Place Duplexes Site Plan Amendment

## 1<sup>st</sup> Technical Submission Review

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1. Would you please consider using draught-resistant plants to reduce or eliminate the amount of grass? Landscaping and water expenses are the second and third biggest drivers of our HOA dues, behind insurance.

*Refer to the attached letter from BLVD Builders*

### **Planning Department Comments:**

- 1A. Repeat comment not addressed: please utilize the original cover sheet that includes original mylar signatures and approvals. Please add the same amendment revisions and clouded areas on the original sheet.

*The Cover Sheet has been updated.*

- 1B. A comment response letter was not included with this submission. Future submissions must contain a comment response letter indicating how the comments have been resolved or addressed. Note there is a comment from a citizen on a previous review that needs to be resolved. Please note the comment was resolved or if the citizen was contacted along with any correspondence.

*The comment response letter has been included in this resubmittal. See comment #1 above and attached letter from BLVD Builder for the citizen comment.*

### **Fire / Life Safety:**

- 2A. Label the gate on sheet L-1

*Refer to the revised approved mylar change#1 and plans, dated March 1st, 2023, and case # 2004-4008-00 for most current information.*

- 2B. Vacate the public access and fire lane easements called out on sheet 33

*Per clarifications with Maurice and email send to [Releaseeasement@auroragov.com](mailto:Releaseeasement@auroragov.com), because of the existing water line continues through the south end of Kingston Ct, we anticipate the public access and fire lane easement on the south end of Kingston Pl street will not be released/vacated.*

- 2C. Provide the pedestrian gate details.

*Gate detail has been added.*

### **Real Property:**

# Kingston Place Duplexes Site Plan Amendment

## 1<sup>st</sup> Technical Submission Review

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3A. These walls are encroaching into the Drainage easement (Recpt. No. E3029374). They will need to be covered by a License Agreement.

*The existing Drainage Easement (Recpt. No E3029374) has been included in the revised Site Plan. And as per email send by Sarah Young from City of Aurora on Nov 16, 2023, Aurora will no longer require License Agreement for any improvements within private water quality/detention ponds.*

Hello development and engineering community –

We appreciate your patience while we work through the complex transition of the drainage responsibilities from Public Works to Aurora Water. We are in the process of adding staff to perform drainage reviews, evaluating process efficiencies, and refreshing our drainage criteria manual. Please watch for upcoming opportunities to provide input on the draft drainage manual scheduled for completion late Spring, 2023.

Ahead of completing the manual, we are implementing a few drainage criteria changes effective immediately. These changes include the following:

- Aurora will no longer require easements for private stormwater pipes/lines. Drainage easements are still required for private stormwater detention/water quality ponds, surface channels and access to these facilities to allow for public maintenance if necessary.
- Aurora will no longer require license agreements for any improvements within private water quality/detention ponds.
- All detention ponds can be designed with water quality/EURV nested within the detention volume (vs. in addition to).
- Aurora will no longer require additional freeboard between the 100-year water surface elevation and the emergency overflow invert (aka spillway crest). Please keep in mind that capacity/elevation certifications will still be required prior to TCO issuance so you will want to ensure your contractor builds the facility per plan (aka the freeboard/construction wiggle room has been removed).
- Aurora will use the NOAA Atlas 14 rainfall depths with Rational Method (which may reduce drainage infrastructure sizes in some instances.)

All the changes listed above are also being communicated at Joint Task Force, pre-application and pre-submittal meetings and can be applied by any project currently in the review process. Please note, if significant changes are made to plans already in the review process, additional review time will be required.

Also, to make the drainage review process more straightforward for both the applicants and our reviewers, we have created a thorough submittal requirements checklist for both the Master Drainage Plan (MDP) and Preliminary Drainage Report (PDR) as attached. Please note, these checklists must be completed and signed by a licensed Professional Engineer and included in the initial submittal. Once your team has completed the checklist and your document is ready for submittal, please email [waterengineering@aurora.gov](mailto:waterengineering@aurora.gov) and we will open the Pre-Acceptance portal for you. We will then review the checklist and submittal for accuracy within 2 business days. If the submittal is confirmed complete, the document will then enter the formal review process. If the submittal is incomplete, our team will send the checklist back with comments/corrections. This process will take the place of a Pre-Submittal meeting for these document types.

These checklists can also be found on our website under the Aurora Water Design Standards, Specifications and Fees page [here](#). The submitting engineer is responsible for checking the website for the most current edition.

Similar checklists will be coming for the Civil Plan process. The Civil plan utility checklist is attached for reference. Feel free to use ahead of the full Civil Checklist implementation to help ensure a smooth utility review process.

Lastly, for any project that has a significant drainage component, we will require a stormwater project kick-off meeting with Aurora Water and MHFD after the Pre-Application meeting. This is a critical component to ensure drainage considerations are included in your site plan development and the following review processes can go smoothly.

Thank you for continuing to help make Aurora a great place to live, work and play,  
Aurora Water Planning and Engineering

Sarah Young, P.E.  
Preferred pronouns: she, her, hers  
Aurora Water Deputy Director – Planning and Engineering | City of Aurora  
office: 303.739.7270 | mobile: 303.908.8945

3B. Add this gate to the License Agreement.

*Refer to the revised approved mylar change#1 and plans, dated March 1st, 2023, and case # 2004-4008-00 for most current information . The gate License Agreement was also submitted on March 27, 2023.*

3C. Fence here?

*Refer to the revised approved mylar change#1 and plans, dated March 1st, 2023, and case # 2004-4008-00; Also refer to the revised Site Plan in this submittal.*